

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
APRIL 5<sup>TH</sup> 2006 AT 4:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), Jack Heaton, Pat Zeigler, Tom King, Steve Ruble, Dave Bonnell, Mark Gerstle, John Hatter and Brian Russell.

**Members Absent:** Joan Tupin-Crites, Jesse Brand, and Tom Finke (Liasion.)

**Staff Present:** Jeff Bergman, Sondra Bohn, Laura Thayer, Thom Weintraut, Heather Pope, Marcus Hurley and Alan Whitted (Deputy City Attorney).

**CONSENT AGENDA**

Minutes of the March 1, 2006 meeting.

Motion: Mr. Heaton made a motion to approve the minutes. Mr. Gerstle seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**SU-06-04: COLUMBUS PARKS AND RECREATION (PAAL)** – is a request by the Columbus Department of Parks and Recreation Department to rezone a property of 6.47 acres from I-3 (Heavy Industrial) to SU-3 (Public Parks and Recreational Facilities). The property is located at 5820 South County Road 50 West in the City of Columbus.

Ms. Pope presented the staff information on this request.

Mr. Ed Curtin with the Parks & Recreation Department represented the petitioner.

Mr. Curtin stated that the parcel of land that would not be used for six or seven years. He stated at that time it will become practice fields and that PAAL would come back to the Plan Commission for approval of any other uses.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated this is a practice area and when it comes back to Plan Commission, there

will be an opportunity to review the development. Mr. Bergman stated that a similar request was discussed at the last meeting and there were some issues that needed to be resolved. He stated those have been resolved.

Mr. Bergman stated it would be appropriate to send this to City Council with a favorable recommendation with the following conditions: (1) An administrative subdivision consolidating all current and proposed PAAL activities on the same lot will be completed prior to a Zoning Compliance Certificate being issued for this site, (2) An access easement will be established to provide legal access for the test track and the PAAL facility; and (3) A deceleration lane and taper meeting the specifications of the Columbus Thoroughfare Plan and the City Engineer will be provided on County Road 50 West.

Motion: Ms. Zeigler made a motion to send this to City Council with a favorable recommendation with the following conditions: (1) An administrative subdivision consolidating all current and proposed PAAL activities on the same lot will be completed prior to a Zoning Compliance Certificate being issued for this site, (2) An access easement will be established to provide legal access for the test track and the PAAL facility ; and (3) A deceleration lane and taper meeting the specifications of the Columbus Thoroughfare Plan and the City Engineer will be provided on County Road 50 West. Mr. Bonnell seconded the motion and it carried with a vote of 9-0.

**PUD-06-02: SHADOW CREEK FARMS** – is a request by Beazer Homes to approve a major modification to the previously approved Preliminary PUD to allow the revision of the phasing plan. The proposal would increase the number of sections from 10 to 11, and decrease the total number of lots from 934 to 886. The PUD consists of 313 acres and is located on the southeast corner of the intersection of County Roads 200 South and 225 West in the City of Columbus.

Ms. Thayer presented the staff information on this request.

Ms. Judy Weerts-Hall, Land Use Planner with Stephen D. Mears, and Steve Cook, Land Development Manager for Beazer Homes, represented the petitioner.

Ms. Weerts-Hall passed out a new copy of the Phasing Plan to the Commission members to replace the one they received in the packets. She stated that the new plan did reflect some of the changes staff had proposed.

Mr. Fisher stated they were appearing before the Commission to ask for a change from a plan that already has been approved. He stated that some changes are modifications from the original plan.

Ms. Weerts-Hall stated it has been necessary to make some changes to the Phasing Plan. She stated some of those changes have been due to the size of the project, housing products that have changed, and improving accessibility. She stated that the original street patterns were not providing the best accessibility. Ms. Weerts-Hall stated the recreation and open space needed improvements also.

Ms. Weerts-Hall stated that there were three primary reasons that they wanted to revise the Phasing Plan. She stated the first one was accessibility and circulation, both for pedestrians and vehicles. She stated that one of the ways to accomplish this was to extend Shadow Creek Boulevard, which is the main entrance off County Road 200 South. She stated this would allow them to have a third access on County Road 150 West. Ms. Weerts-Hall stated that in Section 2 there is a north- south street called Rolling Knoll Lane they would like to extend into a connection

to Creek Bank Drive at the south end of the project. She stated there are trail connections that are being added to the amenities area. She said there have been additional trails added for the people in the developments and they have added a trail connection to Denois Creek, which is a passive recreation area. Ms. Weerts-Hall stated that a second reason for the changes is refinement of housing products. She stated the products have evolved since the original PUD and the homes that are being developed need wider lots. She stated some of the lots have garages in the back and the houses face the main street. Ms. Weerts-Hall stated the third reason is they are trying to make the timing better for the off site and on site improvements. She stated the total number of housing units proposed is 886 and the original PUD had 939 units. She stated that they agree with the majority of staff recommendations. She stated that they agree to pay one-half of the cost of improvements to Deaver Road from County Road 150 West to State Road 11 with Section 11. Mr. Bergman stated that staff would agree with this. Ms. Weerts-Hall stated that they had proposed a trail that extends from the amenities area, and then extends to a sidewalk to the passive recreation area. Ms. Weerts-Hall stated they would agree to this. She stated they would prefer not to have any kind of trail in the passive recreational/ preservation area.

Mr. Bergman stated that the previous phasing plan showed a generous amount of land for a connection to the passive/recreation area and now the petitioner would like to replace it with a different route. Mr. Bergman stated it was staff's opinion that the direct route is the best approach from the amenities area, which allows people to come to the passive area as opposed to having to maneuver in different areas. Mr. Bergman stated the trail connections between the open spaces are confusing on this current proposal. Ms. Weerts stated they would agree with the one that Mr. Bergman proposed.

Mr. Fisher stated that a trail loop should not be put in the preservation area. He stated this would be reflective of the kind of area that would not be structured. Mr. Cook stated this was a wooded area. Mr. Gerstle asked if they were speaking of preservation or passive recreation. Ms. Weerts-Hall stated the original PUD says an eight-acre passive recreation preservation area. Mr. Bonnell stated it would be important to have a direct path for access. Ms. Weerts-Hall stated that each phase they would have to appear before the Commission for approval and they agreed there would not be a loop in the passive recreation area. Mr. Bergman stated he thought it was appropriate to identify how the access is being developed. He stated this would be more consistent with the PUD process. Ms. Zeigler stated that it would be best to develop a straight access from these Sections to this area. She stated that this was the kind of area the naturalists were promoting. She stated it was her opinion that the path to this area should be asphalt. Mr. Ruble stated he agreed with this. Mr. Bergman stated this could also be discussed again when Section 9 is developed.

Mr. Fisher suggested that Beazer Homes ask the residents what they would prefer, a walk way or an area to be used as unstructured. Mr. Bergman stated all residents receive notice when something is changed from the original PUD. Ms. Weerts-Hall stated that the current proposal in Section 3 of the park shows the circulation of the pedestrian path. Mr. Bergman stated that the park is under a separate approval and staff is reviewing this now. He stated this would be a private park instead of a public one.

Mr. Fisher asked if this developer should do improvements to County Road 225 West, as the park is now private and not public. Mr. Ruble stated that County Road 225 West will continue to be monitored and if it falls below an acceptable level of service, he will suggest improvements to the Plan Commission.

Mr. Fisher opened the meeting to the public.

Mr. Scott Conrad expressed concern about the spaces between the sidewalks on County Road 200 South. Mr. Ruble stated if the property were developed in the future, the sidewalk issue would be addressed. Mr. Conrad also asked if there would be a way to access Deaver Road from this development. Mr. Bergman stated no.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this Phasing Plan with the following conditions: (1) Improvements to the intersection of County Roads 150 West and 200 South shall be made with Section 5 (Preliminary PUD Condition 12, Near Site Traffic Improvements), (2.) 8-foot trail sections shall be built with Sections 3, 4, and 5, as indicated on the Phasing Plan (Preliminary PUD Condition 18, Pedestrian Trails), (3) A 5-foot wide sidewalk to Southside School shall be built with Section 6 (Preliminary PUD Condition 18, Pedestrian Trails) on the south side of County Road 200 South, (4) The developer shall pay the costs of improvements to one-half of Deaver Road from County Road 150 West to State Road 11 with Section 11 (Preliminary PUD Condition 12, Near Site Traffic Improvements),. (5) Improvements to County Road 225 West shall be completed if and when traffic generated by the development necessitates such improvements (Preliminary PUD Condition 12, Near Site Traffic Improvements), (6) The connection to the Denios Creek passive recreation area through Section 10 shall be re-established with an 8-foot wide trail extending south from the amenities area. This trail shall be constructed with Section 8 (Preliminary PUD Condition 18, Pedestrian Trails), (7) All of the park shall be included in Section 3, (8)The ball field, soccer fields, and parking lot, in the park shall be removed from the drawing, (9) Rear-load product shall be retained in Section 6, between Creek Ridge and Lake Ridge Drives, (10) One additional access point to the Denios Creek passive recreation area from Creek Bank Drive shall be provided, and shall include an 8-foot path for access, and (11) One access point to the amenities area shall be provided in Section 7 along Shadow Bend Drive.

Motion: Mr. Ruble made a motion to approve this request with the following conditions:

(1) Improvements to the intersection of County Roads 150 West and 200 South shall be made with Section 5 (Preliminary PUD Condition 12, Near Site Traffic Improvements), (2) 8-foot trail sections shall be built with Sections 3, 4, and 5, as indicated on the Phasing Plan (Preliminary PUD Condition 18, Pedestrian Trails), (3) A 5-foot wide sidewalk to Southside School shall be built with Section 6 (Preliminary PUD Condition 18, Pedestrian Trails) on the south side of County Road 200 South, (4) The developer shall pay the costs of improvements to one-half of Deaver Road from County Road 150 West to State Road 11 with Section 11 (Preliminary PUD Condition 12, Near Site Traffic Improvements),. (5) Improvements to County Road 225 West shall be completed if and when traffic generated by the development necessitates such improvements (Preliminary PUD Condition 12, Near Site Traffic Improvements), (6) The connection to the Denios Creek passive recreation area through Section 10 shall be re-established with an 8-foot wide trail extending south from the amenities area. This trail shall be constructed with Section 8 (Preliminary PUD Condition 18, Pedestrian Trails), (7) All of the park shall be included in Section 3, (8) The ball field, soccer fields, and parking lot, in the park shall be removed from the drawing, (9) Rear-load product shall be retained in Section 6, between Creek Ridge and Lake Ridge Drives, (10) One additional access point to the Denios Creek passive recreation area from Creek Bank Drive shall be provided, and shall include an 8-foot path for access, and (11) One access point to the amenities area shall be provided in Section 7 along Shadow Bend Drive. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

## **DISCUSSION ITEMS**

Mr. Bergman stated that Ordinance Revision updates and related items were included in the packets. He stated the primary topics that are left to discuss are Landscaping and Signs. He stated the new Ordinance should be ready for review by the public in late summer.

## **DIRECTOR' REPORT**

Mr. Bergman stated that the City Council gave approval to the Messiah Baptist Church for the rezoning and site plan. They also approved the first PAAL expansion rezoning.

He stated that staff would be attending the APA National Conference in San Antonio, Texas April 24-27<sup>th</sup>, 2006.

Mr. Bergman stated that two positions have been filled in the office. Mr. Randy Aspenson has been hired to fill the Zoning Administrator and Code Enforcement Coordinator's position. He will begin May 1, 2006. He stated that Carmen Lethig has been hired to work as a Pre-Professional Planner. She will be working over the summer months.

Mr. Bergman stated that the Planning Department and the City of Columbus were well represented at the IPA Spring Conference in Indianapolis. He stated that the Downtown Plan received the Outstanding Plan Award and Ms. Pat Zeigler was named 2006 Outstanding Citizen Planner.

## **LIAISON REPORTS**

Written reports were received and discussed.

**ADJOURNMENT: 6:00 P.M.**

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**David L. Fisher, President**

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**Steven T. Ruble, Secretary**